

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

253 BAYVIEW ROAD MCCRAE VIC 3938

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

Suburb

Mccrae

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

25 NIXON STREET ROSEBUD VIC 3939	930000	11-Apr-22
5 TALBOT GROVE MCCRAE VIC 3938	1040000	24-Mar-22
23 SUNNINGDALE ROAD ROSEBUD VIC 3939	1000000	13-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 June 2022

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**25 NIXON STREET ROSEBUD VIC 3939**

Sold Price

930000

Sold Date

11-Apr-22

4
 2
 3

Distance

0.74km**5 TALBOT GROVE MCCRAE VIC 3938**

Sold Price

1040000

Sold Date

24-Mar-22

3
 2
 2

Distance

0.63km**23 SUNNINGDALE ROAD ROSEBUD VIC 3939**

Sold Price

^{RS}**1000000**

Sold Date

13-Apr-22

3
 2
 2

Distance

0.44km**RS** = Recent sale**UN** = Undisclosed Sale

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